



BURR RIDGE ZONING ORDINANCE

SECTION VI.J COUNTY LINE ROAD OVERLAY DISTRICT

J. COUNTY LINE ROAD OVERLAY REGULATIONS

1. Findings

- a. The area adjoining County Line Road is a unique area with special significance and character different from other properties in the Village, since it is the main entryway to the Village and serves as the focal point for the Village and there exists currently estate-like development along such Road. Thus, development along County Line Road has a unique impact on the entire Village and its residents, sets the tone for the Village, and, if properly developed with high quality residential development of an estate-like character will enhance and increase property values not only for land along said Road but for the entire Village as well.
- b. The Village of Burr Ridge is convinced that the preservation and development of this area requires additional rules and regulations supplementing existing ordinances in order to specifically address the unique character of the area.
- c. The County Line Road Corridor Area includes and affects all that property adjoining County Line Road.
- d. A public hearing and continued public hearings have been held by the Plan commission of the Village pursuant to published and mailed notice to property owners in the County Line Road Corridor Area.
- e. The creation of the County Line Road Corridor Area and the following rules and regulations regarding development therein is consistent with and fosters the purposes and intent of this Zoning Ordinance as set forth in Section II hereof.
- f. The creation of the County Line Road Corridor Area and the following rules and regulations regarding development therein will promote and enhance orderly development within both the Corridor Area and the Village as a whole, and will preserve and enhance property values within both the Corridor Area and the Village as a whole.

2. Definitions

- a. The "County Line Road Corridor Area" shall include all property adjoining County Line Road, regardless of the depth of such property from County Line Road and whether such property is zoned to permit residential, non-residential or planned unit development uses. Non-residential property within the County Line Road Corridor Area which is divided after August 10, 1987, may be developed with higher densities than those set forth in Section VI.J,5 and VI.J,6 of this Ordinance with the approval of the Board of Trustees.
- b. "Property adjoining County Line Road" shall include all lots, parcels, or tracts of land which have frontage on County Line Road as of August 10,



1987, and shall include all of such lot, parcel or tract as the same exists as of August 10, 1987, regardless of any future division or subdivision thereof.

3. Intent and Purpose

The provisions of this Section are intended to order and control growth within the area described as the County Line Road Corridor Area, hereinafter sometimes referred to as "Area", and for the following additional purposes:

- a. To promote the public health, safety, morals, comfort and general welfare of the citizens of said Area and of the Village.
- b. To enhance the values of property throughout the said Area and the Village.
- c. To encourage and foster development in the Area of a high quality residential nature and to preserve and promote an estate-like atmosphere in the Area.
- d. To encourage and promote the attractiveness, cohesiveness and compatibility of new buildings and development so as to maintain and improve established standards of property values within the Area consistent with its character.
- e. To otherwise foster and promote the purposes and spirit of this Burr Ridge Zoning Ordinance as set forth in Section II hereof.

4. Establishment of County Line Road Corridor Area

The County Line Road Corridor Area is hereby established. The provisions of this Section shall be in addition to existing zoning restrictions which shall continue to apply to the erection, construction, alteration or repair of any building or structure and the development of any property in the Area and no building permits shall be issued nor shall any development be approved except as provided herein. When restrictions herein are inconsistent with existing restrictions in other sections of this Burr Ridge Zoning Ordinance, then these regulations shall apply and govern any development in the Area.

5. Regulations

- a. **Lot Area** - the minimum lot area for those lots adjoining County Line Road shall be 40,000 square feet per unit. Provided, however, for all property adjoining County Line Road between 77th Street and 79th Street, such properties shall be required to meet all of the bulk requirements (including lot area, lot width, floor area ratio and yards) of the R-3 Single Family Residence District.
- b. **Lot Width** - the minimum lot width or frontage for those lots adjoining County Line Road shall be 130 feet.
- c. **Floor Area Ratio** - the maximum floor area ratio for those lots adjoining County Line Road shall be 0.20.
- d. **Yards for Those Lots Adjoining County Line Road**
 - (1) **Yards adjoining County Line Road, whether a front or corner side yard** - not less than 80 feet from the nearest street right-of-way boundary line of County Line Road; provided, however, that such yard may be reduced to not less than 60 feet provided that the property is landscaped in accordance with a landscaping plan approved by the Village and provided that a Declaration of Covenants or landscape easement be recorded to ensure the



maintenance of said landscaping in such a manner as to retain at least the intended standards of the approved landscaping plan.

- (2) **Side yards** - each side yard for a lot which has its narrowest dimension along the County Line Road frontage of the lot shall have a width of 25 feet.
- (3) **Corner side yards** - on corner lots, the side yard adjoining a street intersecting with County Line Road shall be not less than 50 feet.
- (1) **Any yard in B-1 Retail Business District** - for any yard adjoining County Line Road the yard in a B-1 Retail Business District shall be not less than 100 feet from the nearest street right-of-way boundary line of County Line Road.

6. Subsequent Divisions

If any lot, parcel, or tract adjoining County Line Road existing as of August 10, 1987, is subsequently subdivided or divided in any manner whatsoever, the above requirements shall be applicable only to those lots, after subdivision or division, which then adjoin County Line Road, and the remainder of the original lot, parcel or tract may be developed with higher densities provided that no such future lots, parcels or tracts shall be less than the then existing requirements of the underlying zoning for the land or the R-5 Single Family Residence District classification, whichever is less dense, under the Burr Ridge Zoning Ordinance. The applicable lot area, lot width, floor area ratio and yard requirements shall be as approved by the Corporate Authorities of the Village after a public hearing thereon before the Plan Commission of this Village and after said Corporate Authorities have received the recommendation of the Plan Commission.

7. Interpretation of Provisions

The provisions of this Section shall be in addition to the existing provisions of the Zoning Ordinance; provided, however, that where any provision of said Zoning Ordinance of the Village may conflict with a provision of this Section, the provisions of this Section VI.J shall apply and govern.